077.0	0002	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,094,300 / 1,094,300
					USE VALUE: 1,094,300 / 1,094,300
					ASSESSED: 1,094,300 / 1,094,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		PARKER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE BRIAN P
Owner 2:	
Owner 3:	
Street 1:	14 PARKER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BURKE JOHN J & MARIE V -
Owner 2:	BURKE BRIAN -
Street 1:	14 PARKER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,840 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1965, having primarily Wood Shingle Exterior and 2640 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16840.000	446,700		647,600	1,094,300
Total Card	0.387	446,700		647,600	1,094,300
Total Parcel	0.387	446,700		647,600	1,094,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.57 | /Parcel: 414.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48781
GIS Ref:
GIS Ref:
Insp Date: 10/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 077.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	446,600	0	16,840.	647,600	1,094,200	1,094,200	Year End Roll	12/18/2019
2019	101	FV	413,700	0	16,840.	647,600	1,061,300	1,061,300	Year End Roll	1/3/2019
2018	101	FV	413,700	0	16,840.	555,100	968,800	968,800	Year End Roll	12/20/2017
2017	101	FV	413,700	0	16,840.	518,100	931,800	931,800	Year End Roll	1/3/2017
2016	101	FV	413,700	0	16,840.	444,100	857,800	857,800	Year End	1/4/2016
2015	101	FV	352,300	0	16,840.	397,800	750,100	750,100	Year End Roll	12/11/2014
2014	101	FV	352,300	0	16,840.	368,200	720,500	720,500	Year End Roll	12/16/2013
2013	101	FV	352,300	0	16,840.	351,100	703,400	703,400		12/13/2012

!6408!

PRINT

Date	Time
12/10/20	21:11:30

LAST REV

Date	Time
04/30/19	14:27:28

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6408

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BURKE JOHN J &	50920-506		3/24/2008	Family	1	No	No		
BURKE JOHN J &	50920-486		3/24/2008	Family	1	No	No		
	18273-308		6/1/1987		330,000	No	No		Y

USER DEFINED

Prior Id # 1:	48781
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/22/2015	545	Insulate	2,700					
3/12/2008	236	Redo Bat	7,620	C		G9	GR FY09	
7/31/2006	631	Re-Roof	9,375					
6/3/1999	344	Alterati	45,000					14X18 ROOM/REM KIT

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	MEAS&NOTICE	BS	Barbara S
4/25/2009	Meas/Inspect	372	PATRIOT
10/14/1999	Meas/Inspect	256	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16840		Sq. Ft.	Site		0	70.	0.55	4									647,645						647,600	

Total AC/HA: 0.38659 | Total SF/SM: 16840 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 647,645 | Spl Credit | Total: 647,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.24456394
Const Adj.:	1.00739920
Adj $ / SQ:	119.108
Other Features:	126126
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	548725
Depreciation:	102063
Depreciated Total:	446662

COMMENTS

OF=DBL SINK IN BATH PDAS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

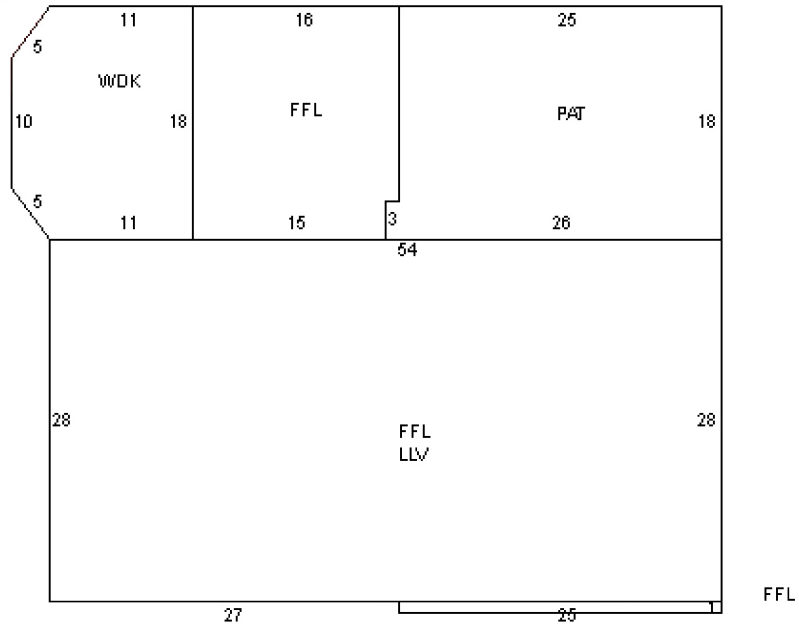
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	144.12
Special Features:	0	Val/Su Net:	114.10
Final Total:	446700	Val/Su SzAd	252.94

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,766	119.110	210,345
LLV	Lower Level	1,456	77.720	113,158
PAT	Patio	453	3.100	1,405
WDK	Deck	240	10.240	2,458

Net Sketched Area: 3,915 | Total: 327,366

Size Ad 1766 | Gross Are 3915 | FinArea 2640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	C	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

077.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2004	0.00	T	12	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc